



**Department of Housing, Buildings & Construction**  
**Manufactured Housing**  
**101 Sea Hero Roas**  
**Frankfort, KY. 40601**  
**502-573-1795**  
**Fax 502-573-1059**

**SITE PREPARATION, FOUNDATION AND INSTALLATION GUIDELINES**

**I. SITE PREPARATION**

Where your home is to be located is extremely important for the proper installation of the home. The following are items that need to be taken into consideration prior to determining the proper location.

- A. **WATER DRAINAGE AND SITE GRADING** – It is necessary to control the flow of rain and irrigation water and keep it from running under the home. Locate the home a distance from natural streams and rivers. It is necessary that the home site be properly graded and sloped to prevent water and moisture collecting under the home. Controlling the water and moisture under the home will improve the stability of the footings and piers that support the home.

Put the drawings in here about the mounded dirt under the home.

- B. **VEGETATION CONTROL** – Cut back low hanging tree branches, bushes and other vegetation and debris which could scrape walls and roof when the home is installed. Consider future growth and possible swaying movement of branches in projected wind, snow or ice conditions. Remove all vegetation from under the home site. This will make it easier to place footings and piers. Any debris that could become termite infested should be removed completely from the home site and surrounding area.

**II. INSTALLATION INFORMATION**

**A. Construction of Permanent Foundation**

If you have agreed to perform any of the foundation construction work for your home, it is necessary for the retailer to provide you with the detailed footer/foundation design from the manufacturer and the concrete provided for the work must meet the minimum consistency required by the manufacturer in order to be approved.

## **B. Utility Connections and Locations**

Review the location of utility inlets for water, gas and electricity and the septic tank system (or electricians, and certified septic tank installers. Local officials must approve the septic tank system, electrical and plumbing hookups before you can occupy the home. Evaluate the site location for any provided utility connections and determine that there are no obstruction to making these connections to the home. Do not request delivery until the local health department has approved the site where the septic system will be located.

## **III. POST INSTALLATION**

### **A. Dryer Vent Installation**

If provisions for the installation of a dryer are in the home, a dryer vent roughed-in opening has been provided in the utility area or room with access through the floor or exterior wall. The homeowner should removed the material closing off the roughed-in opening and follow these details along with the dryer manufacturer's installation instructions.

### **CAUTION**

UNDER FLOOR DRYER DUCT MUST BE CONTINUOUS AND TERMINATE OUTSIDE THE PERIMETER OF THE HOME, OUTSIDE OF ANY SKIRTING OR FOUNDATION INSTALLED AROUND THE HOME.

### **B. SKIRTING/UNDERPINNING/PERIMETER FOUNDATIONS**

Putting underpinning or perimeter blocking around the home will assist the home in withstanding below freezing temperatures. Its installation helps to prevent cold air infiltration below the home where the heat ducts and the majority of the plumbing is located. The greatest value of any skirting is as a barrier to air movement, and non-insulated skirting accomplishes this purpose as well as the insulated type. She you elect to underpin your home, the following guidelines in this document must be followed to avoid damage to your home.

### **CAUTION**

CARE SHOULD ALWAYS BE TAKEN TO ENSURE THAT ADEQUATE VENTILATION IS PROVIDED WHEN SKIRTING OR PERIMETER FOUNDATIONS ARE INSTALLED. FAILURE TO PROVIDE ADEQUATE VENTILATION MAY ALLOW MOISTURE TO BUILD UP UNDER THE HOME ITSELF. THIS MOISTURE CAN RESULT IN HIGH HUMIDITY IN THE HOME, AND ALSO IN THE FORMATION OF CONDENSATION, FROST OR ICE ON COLD SURFACES.

HOMES WITH OPEN SLATTED DECKING AT RECESSED ENTRIES, OPEN PORCHES OR OPEN DECKS MUST HAVE SKIRTING OR FOUNDATIONS BEHIND THESE AREAS SO THAT WATER WILL NOT DRAIN IN THE AREA UNDER THE HOME

THE AREA UNDER THE HOME MUST BE VENTILATED TO MINIMIZE THE ACCUMULATION OF MOISTURE. THIS VENTILATION SHALL BE PROVIDED BY OPENINGS WITH A NET AREA OF AT LEAST ONE SQUARE FOOT FOR EACH 150 SQUARE FEET UNDER THE HOME. THE REQUIRED LOCATION OF OPENINGS SHOULD BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF THE HOMES ON OPPOSITE SIDES WITH OPENINGS LOCATED CLOSE TO THE CORNERS TO PROVIDE CROSS VENTILATION.

### **C. Final Grading**

Purchasers are cautioned that once the home is set on its foundation and anchored, any final grading should take into account the necessity that water not be allowed to accumulate under the home. All grading should result in the drainage of moisture away from the home. Otherwise, the moisture will likely result in serious deterioration of the home and present health hazards, over time.

**NOTICE:** Please consult the attached Appendix Guidelines for addition guidance regarding a proper site preparation and post installation measures for the protection of your home. Only items listed on KMH#101 may be performed by the purchaser.

